

PLAT NO. 030209

LEGEND

- 1/2" IRON ROD W/ CAP FOUND
- 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS

LOCATION MAP

NOT TO SCALE

03 JUN 28 PM 2:51

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

NOTE:

1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

3) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

4) ROAN BLUFF AND ROAN CREEK ARE PRIVATE STREETS AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, AND/OR SANITARY SEWER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

5) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

6) ALL LOT CORNERS WILL BE MONUMENTED ON THE GROUND WITH 1/2" REBAR OR WITH OTHER STABLE MATERIAL AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.

7) BEARINGS ARE BASED ON THE NORTH LINE OF OAKRIDGE HEIGHTS, UNIT-1 VOL. 9544, PG. 63.

8) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

9) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE EASEMENTS.

10) ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF OAKRIDGE HEIGHTS, UNIT-2 PUD FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

11) THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAY, EASEMENTS OF ANY NATURE AND STREETS WITHIN OAKRIDGE HEIGHTS, UNIT-2 PUD SHALL BE THE RESPONSIBILITY OF OAKRIDGE HEIGHTS HOMEOWNERS ASSOCIATION OF THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

12) NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

13) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

14) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

15) STREETScape REQUIREMENTS WILL BE MET DURING THE CONSTRUCTION PHASE.

DRIVEWAY CULVERT SCHEDULE

MINIMUM DRIVEWAY CULVERT SIZES  
\*FRONT ACCESS ONLY

LOTS	MIN. CULV. REQD.
1	12"ø
2	12"ø
3	12"ø
4	18"ø
5	18"ø
6	18"ø
7	18"ø
8	2-12"ø
9	18"ø
10	12"ø
11	18"ø
12	18"ø
13	2-18"ø
14	2-18"ø
15	2-12"ø
16	2-12"ø
17	2-12"ø
18	2-12"ø
19	12"ø
20	12"ø

NOTE:

This subdivision within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Water Protection", or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" OR "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TCEQ office, and the application has been approved by the executive director of the TCEQ.

CURVE TABLE

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD	DELTA	TANGENT
C1	46.89	674.97	N07°39'44"E	46.89	3°58'49"	23.45
C2	217.02	125.00	S55°24'32"W	190.77	99°28'25"	147.59
C3	163.35	175.00	N78°24'16"E	157.49	53°28'59"	88.17
C4	50.21	725.00	N07°40'51"E	50.20	3°58'06"	25.12
C5	130.21	75.00	S55°24'32"W	114.46	99°28'25"	88.55
C6	210.03	225.00	N78°24'16"E	202.48	53°28'59"	113.37
C7	174.36	250.00	N31°40'56"E	170.85	39°57'39"	90.90
C8	139.49	200.00	N31°40'56"E	136.68	39°57'39"	72.72
C9	23.55	15.00	S56°42'07"W	21.21	90°00'00"	15.00
C10	196.35	125.00	N56°42'07"E	176.78	90°00'00"	125.00
C11	240.35	53.00	S61°47'02"W	81.30	259°50'09"	63.35
C12	117.81	75.00	N56°42'07"E	106.07	90°00'00"	75.00
C13	23.56	15.00	S33°17'53"E	21.21	90°00'00"	15.00
C14	105.43	175.00	N05°33'24"W	103.84	34°31'01"	54.37
C15	135.55	225.00	N05°33'24"W	133.51	34°31'01"	69.90
C16	14.13	15.00	S04°10'08"W	13.61	53°58'05"	7.64
C17	266.35	53.00	S67°11'06"W	62.35	287°56'10"	38.55
C18	14.13	15.00	N49°47'57"W	13.61	53°58'05"	7.64
C19	20.90	15.00	N28°12'58"W	19.25	79°50'09"	12.55

STATE OF TEXAS  
COUNTY OF BEXAR

BOB TRAUTMANN  
1202 DEL MAR BLVD. SUITE 3  
LAREDO, TEXAS 78045  
PHONE: 956-721-1940

BY: BOB TRAUTMANN  
OWNER  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN  
EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_  
A.D. , 20 \_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH  
BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY  
MADE ON THE GROUND BY: \_\_\_\_\_

DREW A. MANN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS  
PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF  
MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED  
DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO  
PLANNING COMMISSION.

CHRISTOPHER M. LINDHORST  
LICENSED PROFESSIONAL ENGINEER NO. 87798

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF OAKRIDGE HEIGHTS, UNIT 2 \_\_\_\_\_ HAS BEEN SUBMITTED  
TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS,  
AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. , 20 \_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS  
PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_  
AT \_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_ AT \_\_\_\_ M.  
IN THE RECORDS OF \_\_\_\_ AND \_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_  
ON PAGE \_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_  
DAY OF \_\_\_\_\_, A.D. , 20 \_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

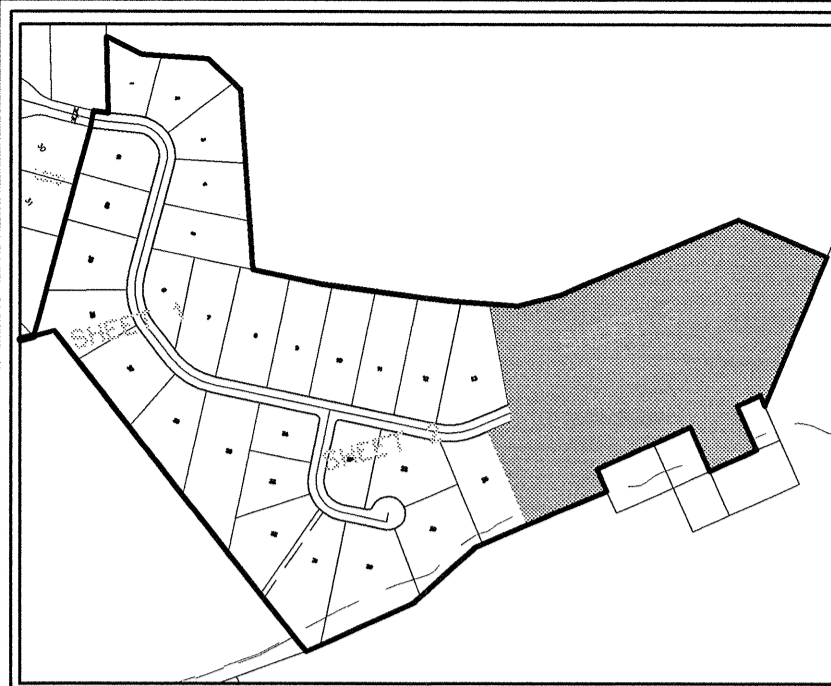
BY: \_\_\_\_\_, DEPUTY

DATE: 06/06/03 JOB NO. 310185.012.1.5001

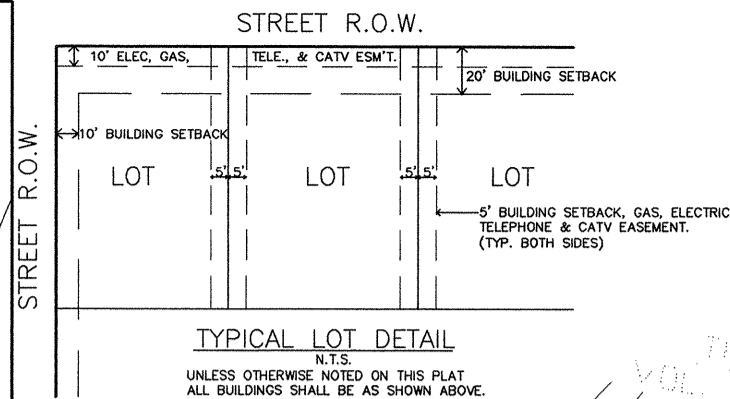
Carter & Burgess

Consultants in Engineering, Surveying, Architecture,  
Construction Management and Related Services  
Carter and Burgess, Inc.  
911 Central Parkway N. Suite 425  
San Antonio, Texas 78232  
(210)494-0088 Fax (210)494-4525  
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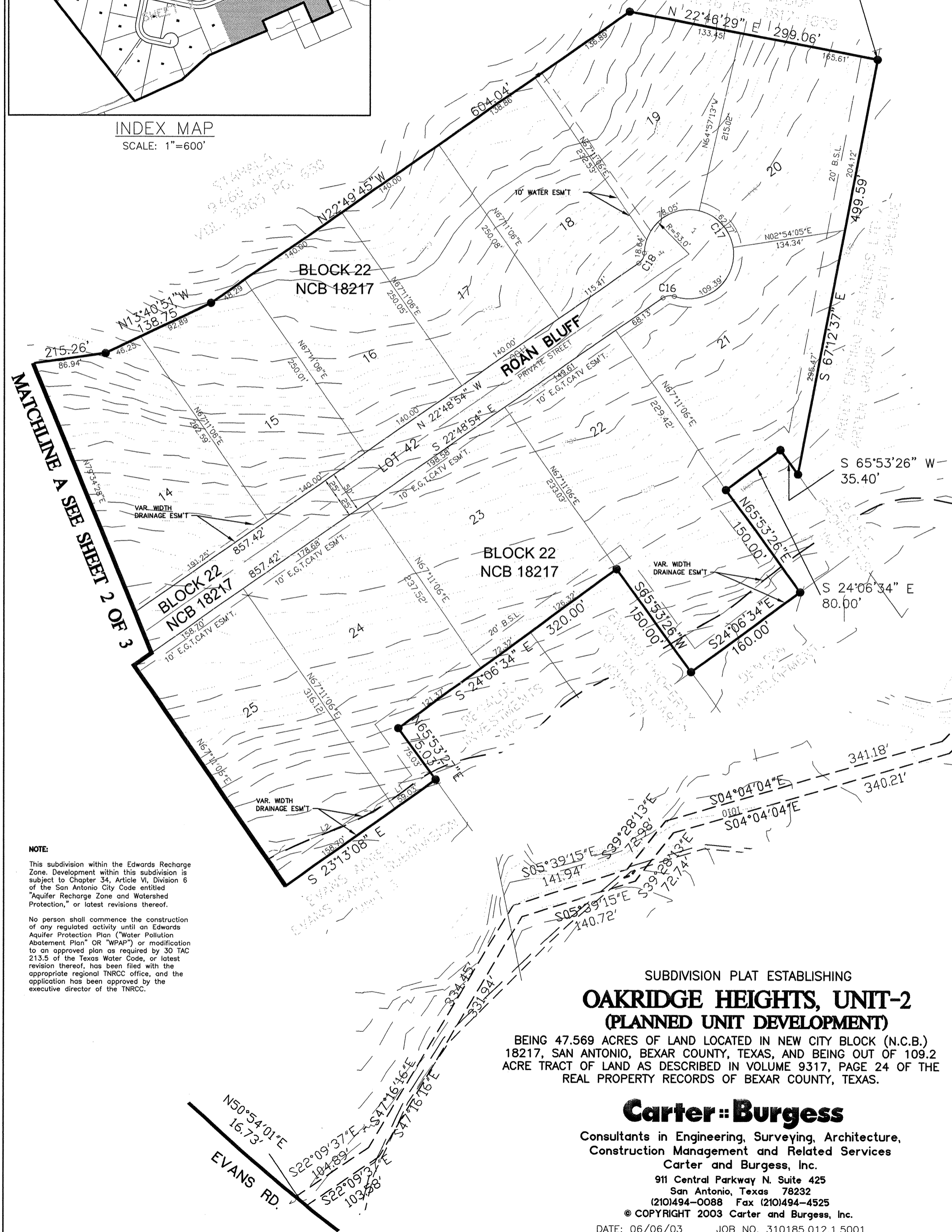
PAGE 1 OF 3



INDEX MAP  
SCALE: 1"=600'



N 13784502.7972  
E 2145221.8318



NOTE:

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No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" OR "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRC office, and the application has been approved by the executive director of the TNRC.

SUBDIVISION PLAT ESTABLISHING  
**OAKRIDGE HEIGHTS, UNIT-2**  
(PLANNED UNIT DEVELOPMENT)  
BEING 47.569 ACRES OF LAND LOCATED IN NEW CITY BLOCK (N.C.B.)  
18217, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF 109.2  
ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 9317, PAGE 24 OF THE  
REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

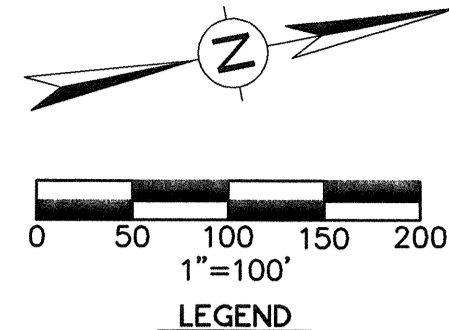
**Carter Burgess**  
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NOTE:

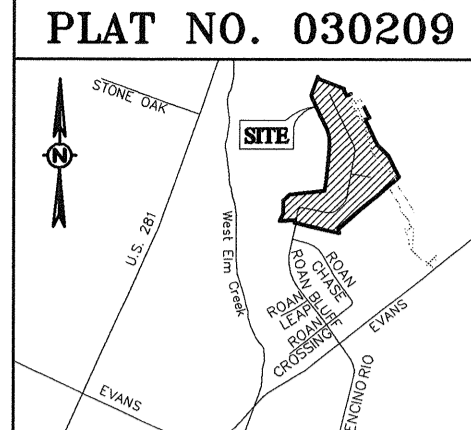
- 1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5') FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THREE (3') FOOT WIDE EASEMENTS.
- 2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.
- 3) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
- 4) ROAN BLUFF AND ROAN CREEK ARE PRIVATE STREETS AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, AND/OR SANITARY SEWER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
- 5) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- 6) ALL LOT CORNERS WILL BE MONUMENTED ON THE GROUND WITH 1/2" REBAR OR WITH OTHER STABLE MATERIAL AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- 7) BEARINGS ARE BASED ON THE NORTH LINE OF OAKRIDGE HEIGHTS, UNIT-1 VOL. 9544, PG. 63.
- 8) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- 9) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE EASEMENTS.

- 10) ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF OAKRIDGE HEIGHTS, UNIT-2 PLAT FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
- 11) THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAY, EASEMENTS OF ANY NATURE AND STREETS WITHIN OAKRIDGE HEIGHTS, UNIT-2 PLAT SHALL BE THE RESPONSIBILITY OF OAKRIDGE HEIGHTS HOMEOWNERS ASSOCIATION OF THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
- 12) NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OF GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS. PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
- 13) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.
- 14) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAN.
- 15) STREETSCAPE REQUIREMENTS WILL BE MET DURING THE CONSTRUCTION PHASE.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.



- LEGEND**
- 1/2" IRON ROD W/ CAP FOUND
  - 1/2" IRON ROD W/ CAP SET
  - R.O.W. RIGHT-OF-WAY
  - EXISTING CONTOURS
  - PROPOSED CONTOURS



STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BOB TRAUTMANN  
1202 DEL MAR BLVD. SUITE 3  
LAREDO, TEXAS 78045  
PHONE: 956-721-1940

BY: BOB TRAUTMANN

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. , 20 \_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: \_\_\_\_\_

DREW A. MAWNEY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

CHRISTOPHER M. LINDHORST  
LICENSED PROFESSIONAL ENGINEER NO. 87798

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF OAKRIDGE HEIGHTS, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. , 20 \_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

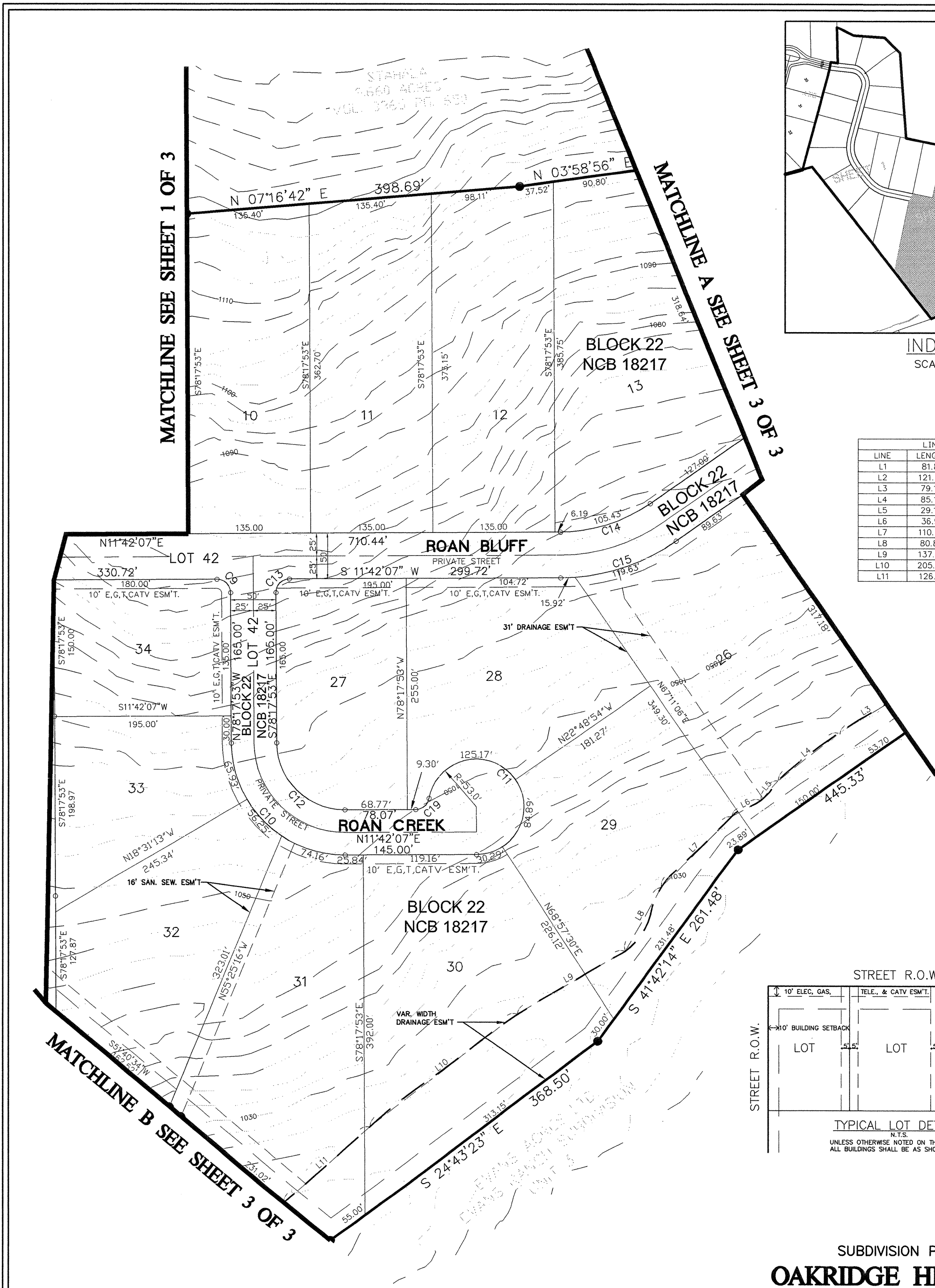
STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_ AT \_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_ AT \_\_\_\_ M. IN THE RECORDS OF \_\_\_\_ AND \_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_ ON PAGE \_\_\_\_.

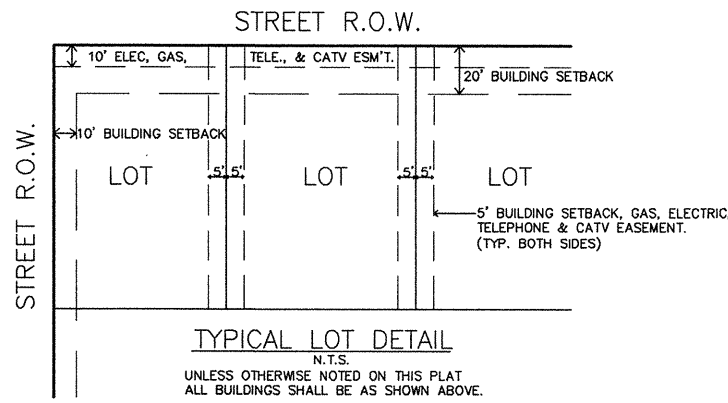
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. , 20 \_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

VRP# 03-07-093



LINE	LENGTH	BEARING
L1	81.81	S22°25'41"E
L2	121.67	S11°07'30"E
L3	79.15	S19°18'53"E
L4	85.19	S28°29'51"E
L5	29.18	S37°28'09"E
L6	36.91	S16°57'32"E
L7	110.33	S33°15'59"E
L8	80.87	S48°33'55"E
L9	137.29	S17°48'33"E
L10	205.04	S25°22'06"E
L11	126.61	S29°20'06"E



SUBDIVISION PLAT ESTABLISHING  
**OAKRIDGE HEIGHTS, UNIT-2**  
**(PLANNED UNIT DEVELOPMENT)**

BEING 47.569 ACRES OF LAND LOCATED IN NEW CITY BLOCK (N.C.B.)  
18217, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF 109.2  
ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 9317, PAGE 24 OF THE  
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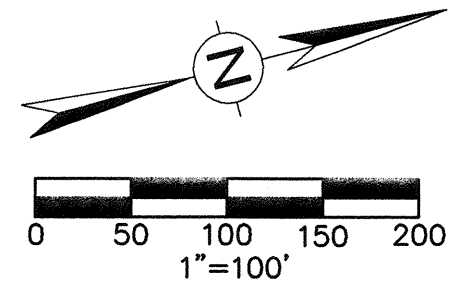
**Carter::Burgess**

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(210)494-0088 Fax (210)494-4525  
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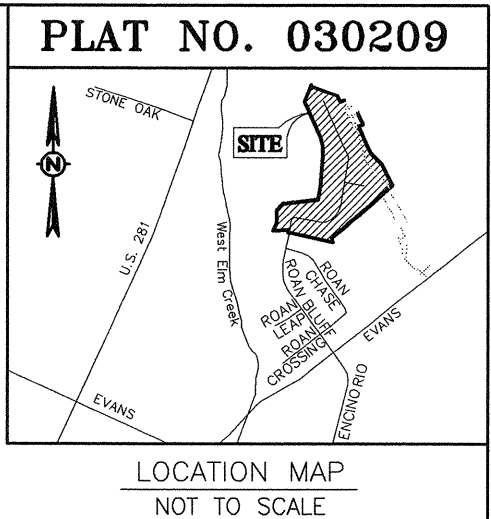
DATE: 06/06/03 JOB NO. 310185.012.1.5001

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

**NOTE:**  
This subdivision within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.  
No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.



- LEGEND**
- 1/2" IRON ROD W/ CAP FOUND
  - 1/2" IRON ROD W/ CAP SET
  - R.O.W. RIGHT-OF-WAY
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - E,G,T,CA ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION



- NOTE:**
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5') FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5') FOOT WIDE EASEMENTS.
  - FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.
  - THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
  - ROAN BLUFF AND ROAN CREEK ARE PRIVATE STREETS AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
  - WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
  - ALL LOT CORNERS WILL BE MONUMENTED ON THE GROUND WITH 1/2" REBAR OR WITH OTHER STABLE MATERIAL AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
  - BEARINGS ARE BASED ON THE NORTH LINE OF OAKRIDGE HEIGHTS, UNIT-1 VOL. 9544, PG. 63.
  - IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
  - NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE EASEMENTS.
  - ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF OAKRIDGE HEIGHTS, UNIT-2 FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
  - THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAY, EASEMENTS OF ANY NATURE AND STREETS WITHIN OAKRIDGE HEIGHTS, UNIT-2 PLD SHALL BE THE RESPONSIBILITY OF OAKRIDGE HEIGHTS HOMEOWNERS ASSOCIATION OF THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
  - NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OF GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OF AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
  - INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.
  - NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.
  - STREETSCAPE REQUIREMENTS WILL BE MET DURING THE CONSTRUCTION PHASE.

**STATE OF TEXAS**  
**COUNTY OF BEXAR**

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BOB TRAUTMANN  
1202 DEL MAR BLVD. SUITE 3  
LAREDO, TEXAS 78045  
PHONE: 956-721-1940

BY: BOB TRAUTMANN  
OWNER  
DULY AUTHORIZED AGENT

**STATE OF TEXAS**  
**COUNTY OF BEXAR**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. , 20 \_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**STATE OF TEXAS**  
**COUNTY OF BEXAR**

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: \_\_\_\_\_

DREW A. MANNING  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

**STATE OF TEXAS**  
**COUNTY OF BEXAR**

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

CHRISTOPHER M. LINDHORST  
LICENSED PROFESSIONAL ENGINEER NO. 87798

**STATE OF TEXAS**  
**COUNTY OF BEXAR**

THIS PLAT OF **OAKRIDGE HEIGHTS, UNIT 2** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. , 20 \_\_\_\_

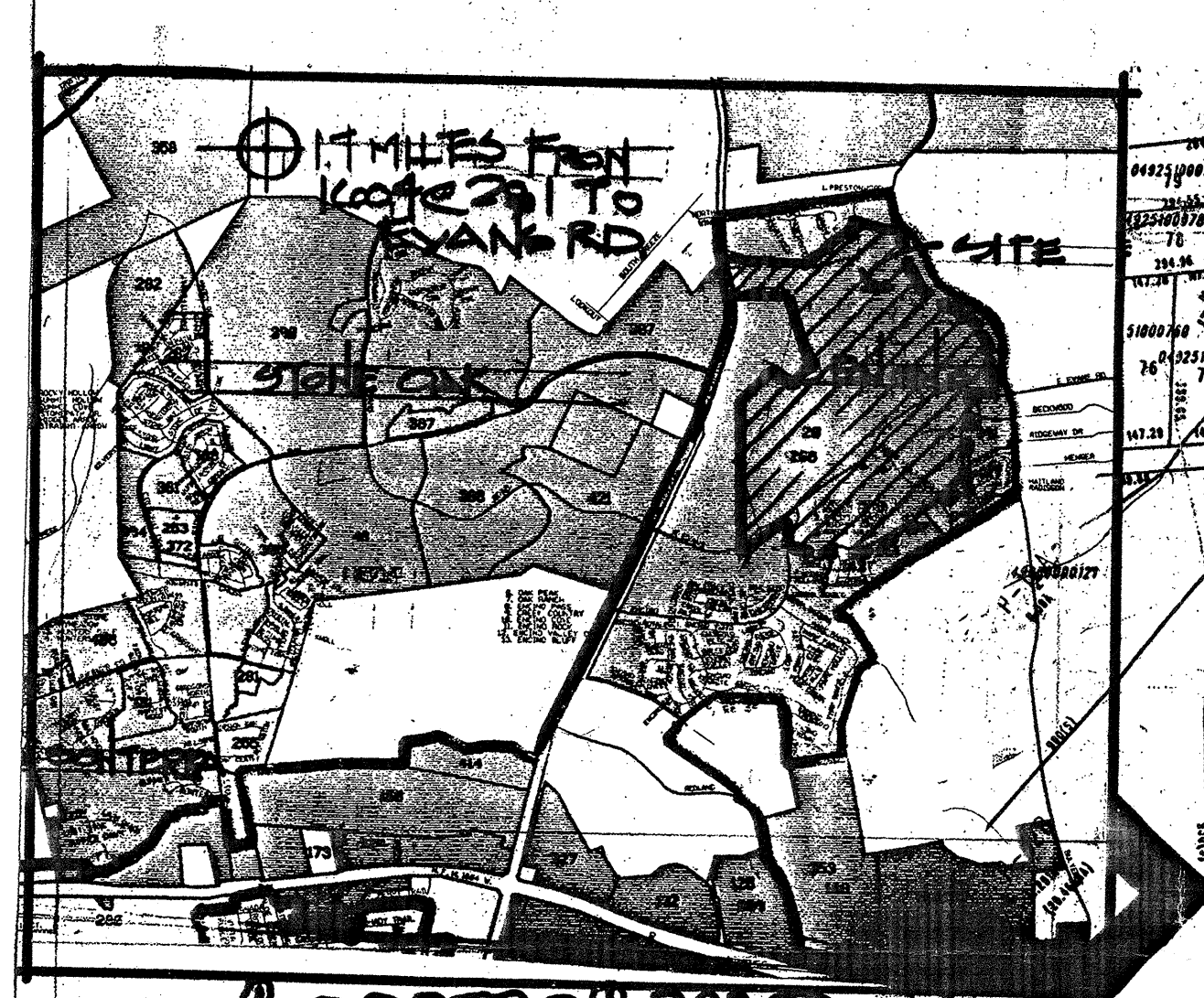
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

**STATE OF TEXAS**  
**COUNTY OF BEXAR**

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_ AT \_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_ AT \_\_\_\_ M. IN THE RECORDS OF \_\_\_\_ AND \_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_ ON PAGE \_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. , 20 \_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY

VRP# 03-07-093



LOCATION MAP

ESTATE LOT AREA  
50 lots @ .75-1.25+ ac.  
37 acres + or -  
PROPOSED UNIT 2

PROPOSED 60' R.O.W.  
W/ ISLANDS

STONE OAK PARKWAY 60' R.O.W.  
PROPOSED FUTURE EXTENSION W/ ISLANDS

SINGLE FAMILY AREA  
215 lots @ 70'-80' x 120'+  
62 acres / 3.30 du./ac.  
PROPOSED UNIT 4

RYLAND PROP  
ONE URBAN CENTER  
4830 W. KENNEDY  
S.E. 540  
TAMPA, FLORIDA  
33609  
(STONE OAK)

PROPOSED 60' R.O.W.  
W/ ISLANDS

PROPOSED 60' R.O.W.  
W/ ISLANDS

APPROXIMATE LIMITS OF 100 YR  
FLOOD PLAIN

MARSHALL ROAD 20' R.O.W. (EXISTING)

APPROXIMATE LIMITS OF 100 YR  
FLOOD PLAIN

# PRELIMINARY OVERALL DEVELOPMENT PLAN

ESTATE LOT AREA  
100 lots @ 1.0-1.5+ ac.  
133 acres + or -  
PROPOSED UNIT 6

REVISED 10-15-94 / ROAD P.

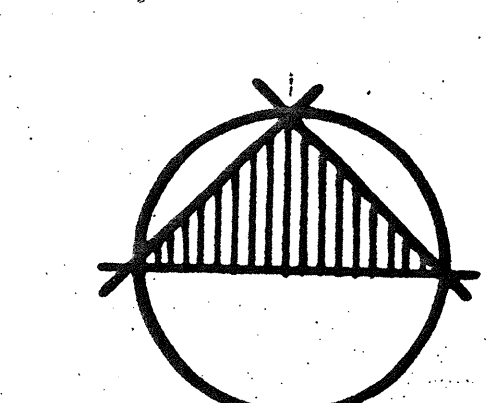
## PRELIMINARY LOT SUMMARY

Large Lots 1 ac. +	212
Large Lots 1 ac. -	50
TOTAL (sub)	262
Small Lots 50's	260
60's	365
60's-70's	330
70's-80's	215
TOTAL (sub)	1160
TOTAL	1432
(on total net of 610 ac.)	

## LAND USE SUMMARY

Estate Area	330 ac.
Single Family	280 ac.
Fed. ingress & egress	
(flood areas)	50 ac.
Special Use	34 ac.
Park (5)/other	9 ac.
Entry 281/others	7 ac.
Parkways	30 ac.
Misc. drainage	4 ac.
TOTAL ACRES	744 ac.

- INDICATES UNIT ENTRY ACCESS
- INDICATES MAJOR ENTRIES
- INDICATES UNIT AREAS
- INDICATES APPROX LIMITS OF 100 YR. FLOOD



SCALE: 1" = 400'



**OWNER:**  
BRAD GALO  
15903 Wolf Creek  
San Antonio, TX 78232

JAY TRAUTMAN  
1202 Del Mar Blvd Suite 3  
LAREDO, TX 78041

LAREDO ENCINO, LTD  
REVISED 10-15-96

NOTE: ALL STREETS HAVE A 50' STREET R.O.W.  
UNLESS OTHERWISE NOTED

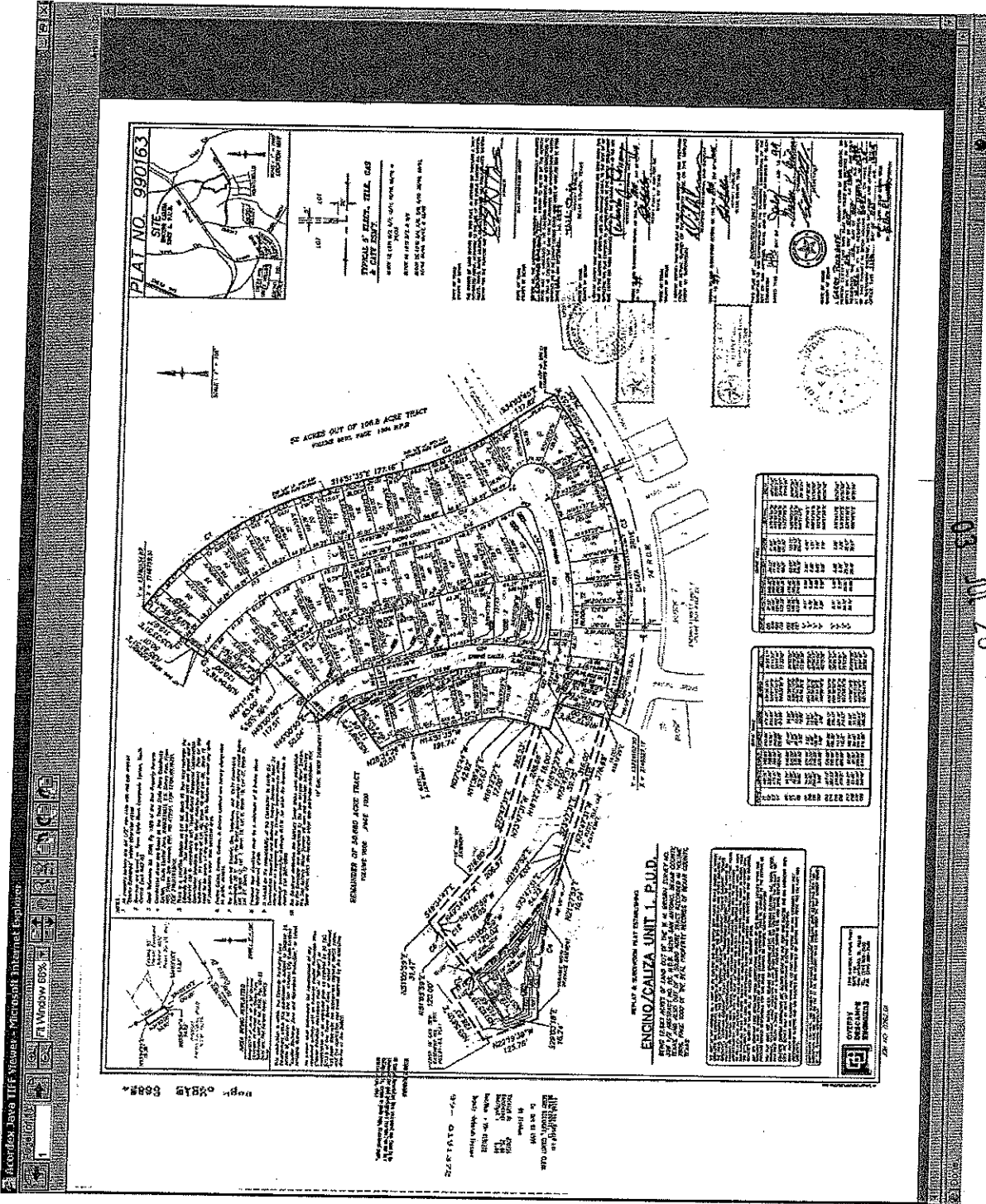
RECEIVED \_\_\_\_\_  
DATE \_\_\_\_\_  
NUMBER \_\_\_\_\_  
If no plans are filed, plan will  
expire on May 16, 1998  
1st plat filed on \_\_\_\_\_

# LAREDO ENCINO DEVELOPMENT

# Laredo Encino Development

Plat Name	Volume	Page	Date	Acreage
Oakridge Heights Subdivison Unit -1	9544	63	6/27/1999	77.14
Encino Rio Subdivision Unit - 1	9540	209	6/21/1999	33.395
Encino Rio Subdivision Unit - 2	9543	225	6/28/1999	13.176
Encino Rio Subdivision Unit - 3	9548	211	10/9/2000	14.711
Evans Ranch Subdivivson Unit - 1	9542	134	1/19/1999	33.961
Evans Ranch Subdivivson Unit - 2	9550	69	2/23/2002	35.194
Encino Ranch Subdivision Unit -1	9539	166	10/22/1997	25.798
Encino Ranch Subdivision Unit -2	9543	117	5/6/1999	28.77
Encino Ranch Subdivision Unit -3	9544	1	6/28/1999	
Winchester Hills PUD	9521	168	3/15/1990	62.968
Terraces at Encino Park Unit - 1	9540	72	5/25/1998	30.236
Terraces at Encino Park Unit - 2A	9549	77-78	11/20/2000	27.626
Terraces at Encino Park Unit - 3	9555	209	11/15/2002	20.319
Village at Encino Park Unit - 1	9543	150	5/17/1999	15.632
Village at Encino Park Unit - 3	9550	209	5/14/2001	13.748
Village at Encino Park Unit - 2	9553	220	4/10/2002	16.324
Village at Encino Park Unit - 4	9553	91	2/15/2002	0.8932
Encino Caliza Unit - 3	9551	48	6/11/2001	13.622
Encino Caliza Unit - 4	9553	43	1/16/2002	9.7707
Encino Caliza Unit - 2	9548	66	8/11/2000	
Encino Caliza Unit - 1	9545	24	10/11/1999	12.683
Encino Bluff Unit - 1	9519	13	5/2/1988	48.042
Vistas of Encino Park Unit - 1	9530	156	12/9/1994	17.971
Vistas of Encino Park Unit - 2	9536	153	3/19/1997	15.514
Pinon Creek Subdivision Unit - 1	9551	97	7/3/2000	24.016

CITY OF SAN ANTONIO  
 DEPT. OF PLANNING  
 OFFICE OF DIRECTOR  
 03 JUL 28 PM 2:49



CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

03 JUN 28 PM 2:50







CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

LOCATION MAP  
Set to 100%


SCALE 1" = 100'

FOR THE UNITED STATES OF AMERICA  
BY \_\_\_\_\_  
Special Agent in Charge

DENVER, CO  
 SECURITY LTD.  
 ANTELOPE DEVELOPMENT CO., LLC, GENERAL PARTNER  
 ANTHONY W. EUGENIO  
 14802 BURROCK MOXION  
 SAN ANTONIO, TEXAS 78232  
 TEL. 210 5104545-7775

DATE: 11/11/1964  
TO: SAC, NEW YORK  
FROM: SAC, NEW YORK  
SUBJECT: [REDACTED]

11/11/11


**MARY RUSSELL**  
 Entry Name: Mary Russell  
 by Computer Name: Mary Russell  
 12/14/2005

RECEIVED  
JAN 10 1968

U.S. DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C.

TO : DIRECTOR, FBI (100-371000)  
FROM : SAC, NEW YORK (100-100000) (P)  
SUBJECT: [Illegible]

[Illegible handwritten notes]

Very truly yours,  
[Signature]

Special Agent in Charge

APR 19 1964

AGE 1 OF 2

PAGE 1 OF 2

AREA BEING AMENDED

BEING LOT 37, 38, 39, 40 AND 0.057 ACRES OUT OF LOT 1, BLOCK 2, C&O 4993, WETGREEN GORDON, P.L.D., AS RECORDED IN VOLUME 9550, PAGE(S) 02 AND 03, OF THE DEXAR COUNTY DEED AND PLAT RECORDS.

[illegible]

AMENDING PLAT  
OF A PORTION OF  
WESTCREEK GARDENS, P.U.D.  
SERIES LOTS 12, 23, 34 AND 35, BLOCK "C", C.R. 4093,  
SAN ANTONIO, BEXAR COUNTY, TEXAS.

**S** **SOUTH TEXAS ENGINEERING, INC.**  
CIVIL - MECHANICAL - ELECTRICAL  
PLUMBING - LAND DEVELOPMENT  
4000 CLAYTON BLVD., SUITE 110  
SAN ANTONIO, TEXAS 78211  
214-341-7222

CERTIFICATE OF APPROVAL

It is important that the staff you hire become familiar with you. You're not alone, however, in trying to get the best out of your staff. Many managers who hire experienced staff are disappointed because they can't do what they need. They need to be able to do what they need to do, and they need to be able to do it in a way that is consistent with the company's goals and values. They need to be able to do it in a way that is consistent with the company's goals and values. They need to be able to do it in a way that is consistent with the company's goals and values.

At witness you are requested to sign your name at the bottom of this page.

NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

0012149 12 December 1961  
Robert G. ...  
... ..  
... ..

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DEPT. OF PLANNING  
OFFICE OF DIRECTOR



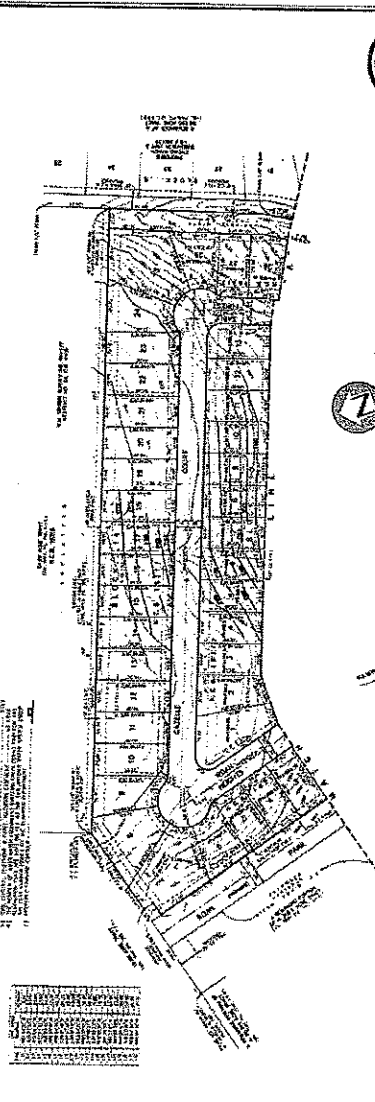
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LOCATION MAP

**LOCATION MAP**



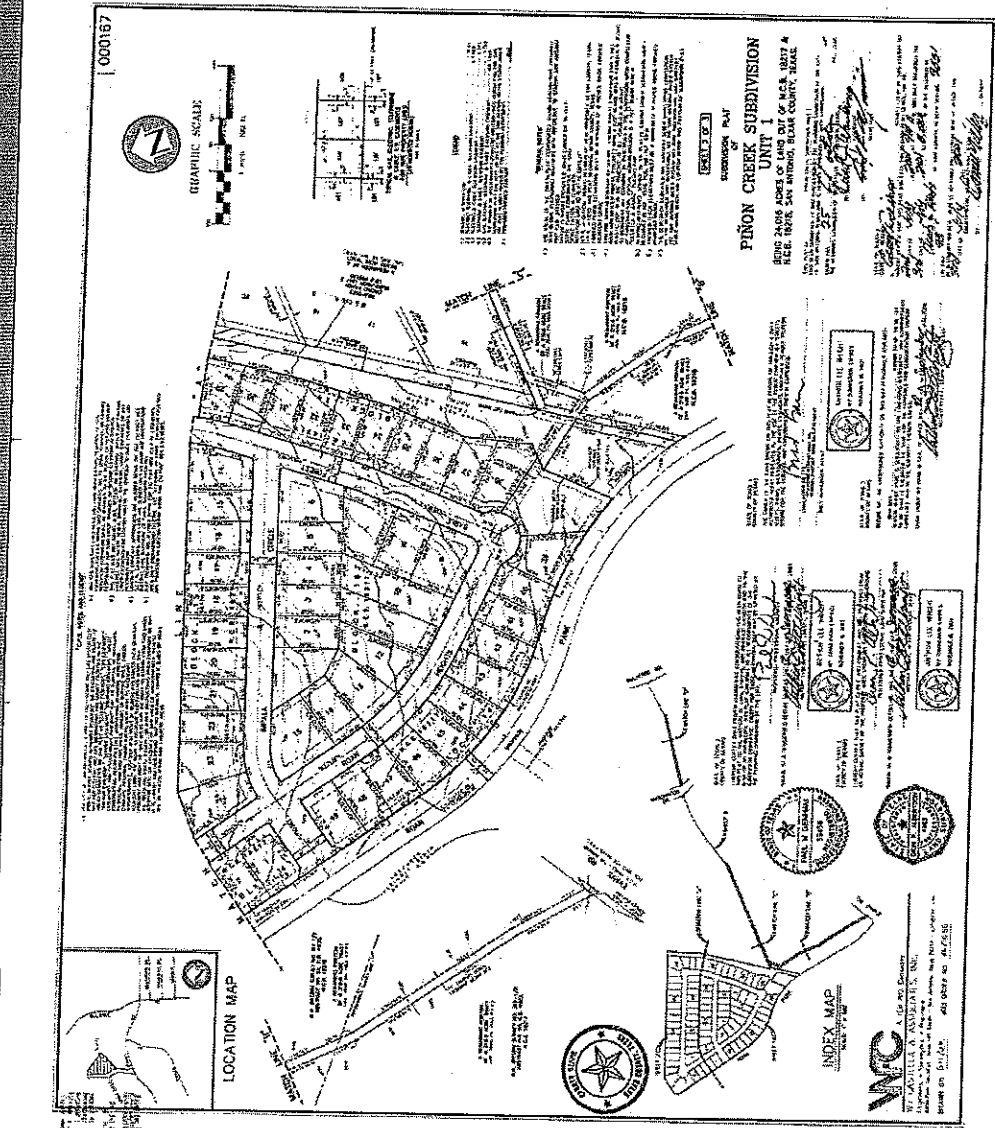
UNIT 1  
PINON CREEK SUBDIVISION  
of  
CITY OF SAN ANTONIO, TEXAS

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Graphic scale and logo.

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CITY OF SAN ANTONIO  
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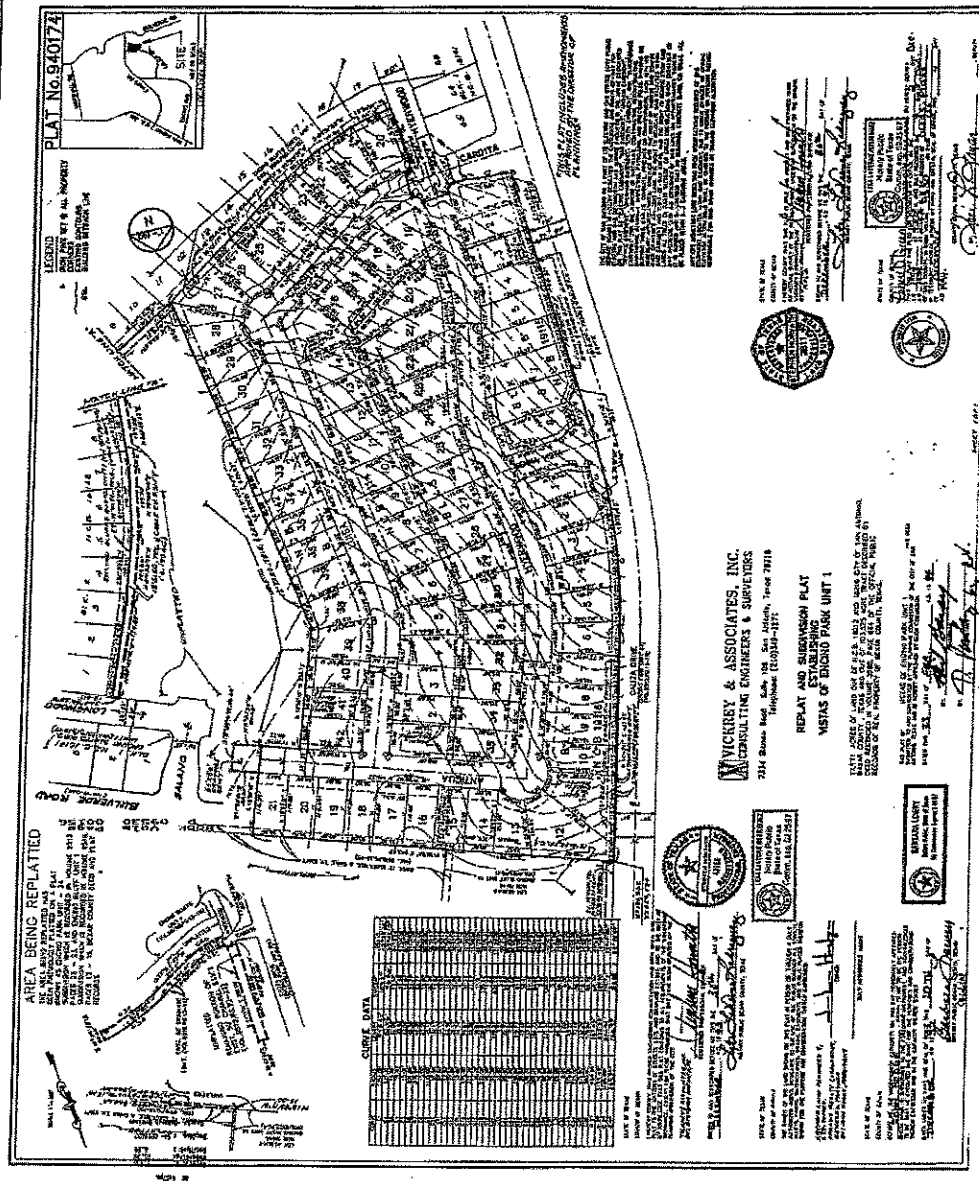
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Recorder David L. Weaver - Microfilm Technical Engineer

PLAT No. 940174



AREA BEING REPLATED

ALL LOTS SHOWN HEREON ARE THE PROPERTY OF THE CITY OF SAN ANTONIO, TEXAS, AND ARE BEING REPLATED FOR THE PURPOSE OF SELLING THE SAME IN LOTS OF 10 ACRES EACH. THE LOTS ARE BEING REPLATED FOR THE PURPOSE OF SELLING THE SAME IN LOTS OF 10 ACRES EACH. THE LOTS ARE BEING REPLATED FOR THE PURPOSE OF SELLING THE SAME IN LOTS OF 10 ACRES EACH.

CURVE DATA

STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.
1	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
2	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
3	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
4	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
5	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
6	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
7	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
8	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
9	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
10	N 89° 15' 00" E	100.00	89° 15' 00"	100.00

WICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS & SURVEYORS  
7214 Brown Road, Suite 102, San Antonio, Texas 78218  
Telephone (512) 348-1811

REPLAT AND SUBDIVISION PLAT  
REPLAT OF BLOCK 10, UNIT 1  
REPLAT OF BLOCK 10, UNIT 1

THE CITY OF SAN ANTONIO, TEXAS, HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE PLAT ACT, CHAPTER 203, ACTS, COMPILATIONS, AND STATUTES OF THE STATE OF TEXAS.

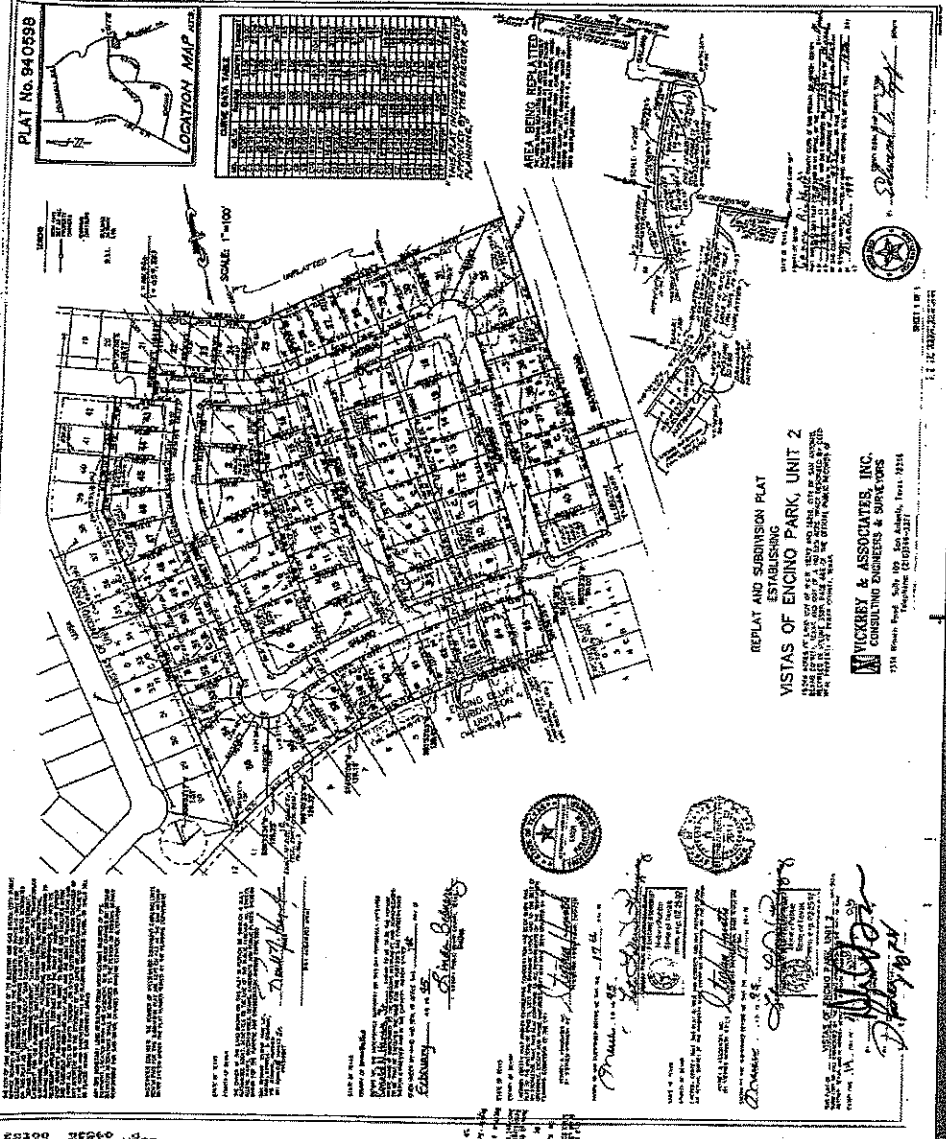
APPROVED FOR THE CITY OF SAN ANTONIO, TEXAS, BY THE CITY CLERK, J. L. BROWN, JR., ON THIS 15th DAY OF MAY, 1984.

APPROVED FOR THE CITY OF SAN ANTONIO, TEXAS, BY THE CITY CLERK, J. L. BROWN, JR., ON THIS 15th DAY OF MAY, 1984.

08 JUN 28 PM 2:50

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

RECEIVED  
JUN 14 1984

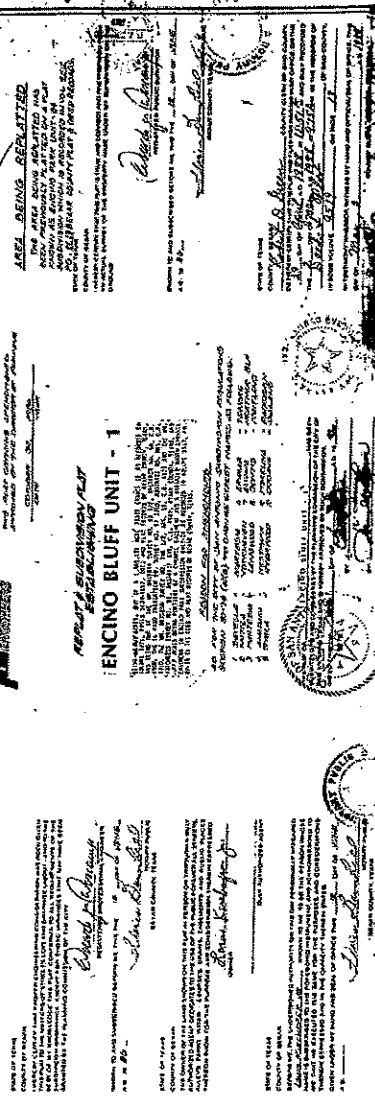


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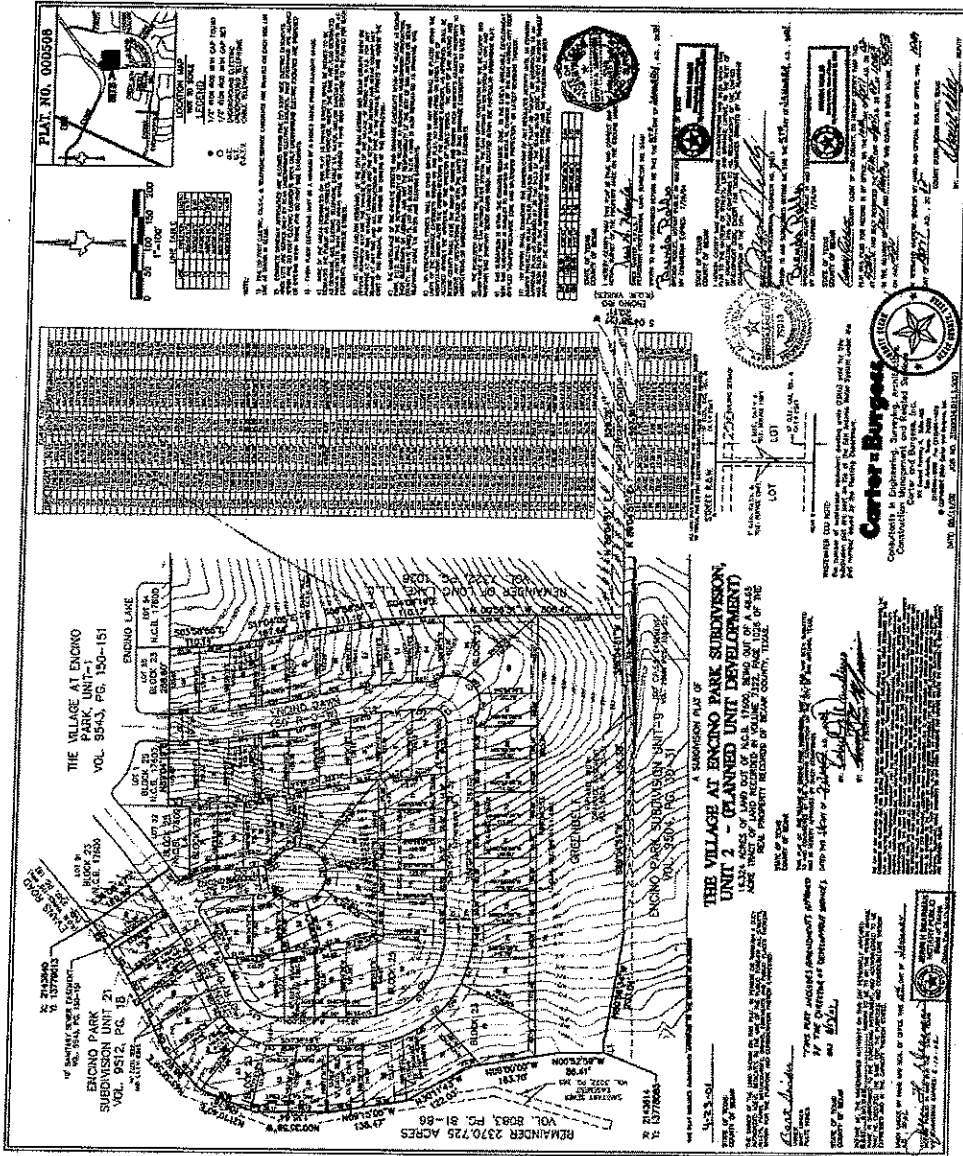


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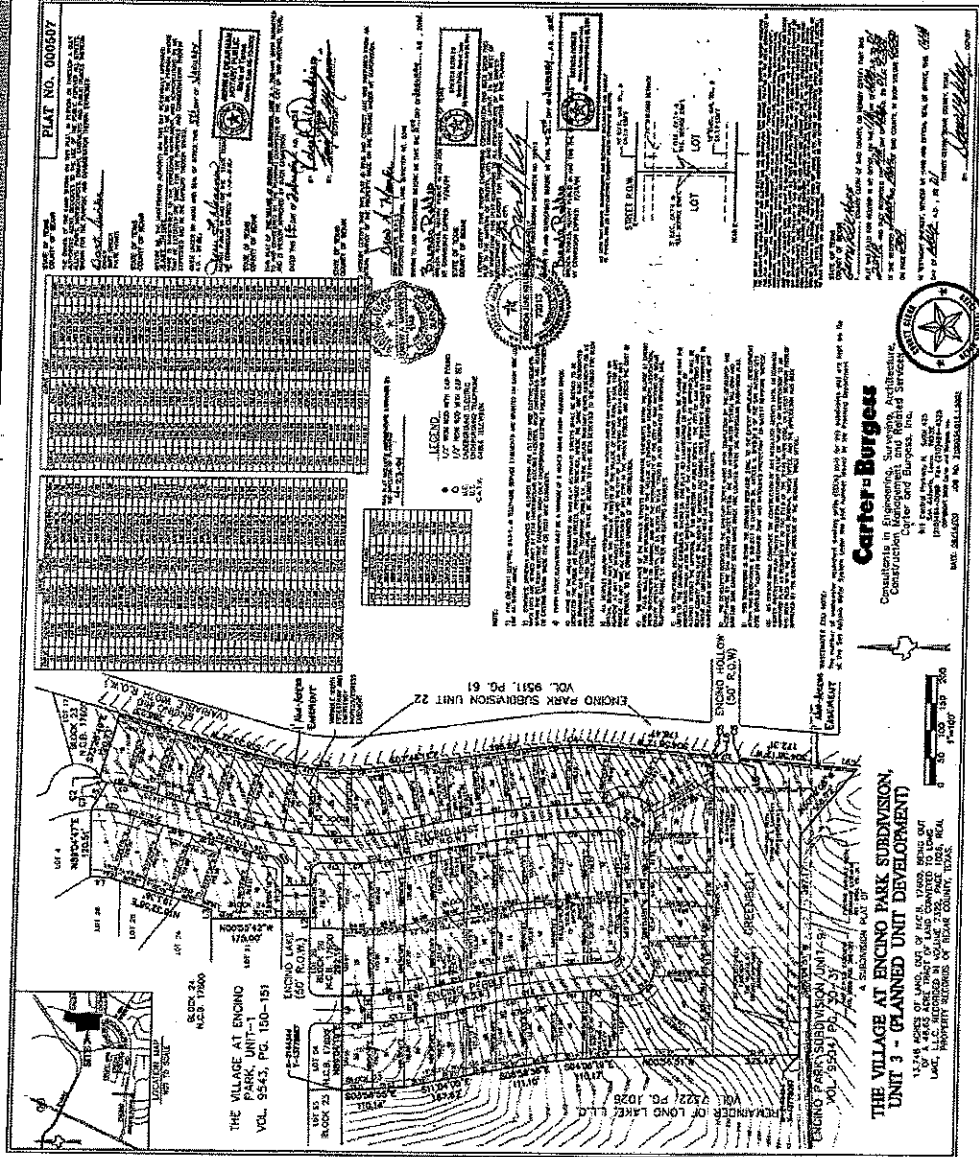
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Recorded by Title Insurance & Trust Company, San Antonio, Texas

60000 80000 40000 10000  
1901 - 1905 1906 - 1910



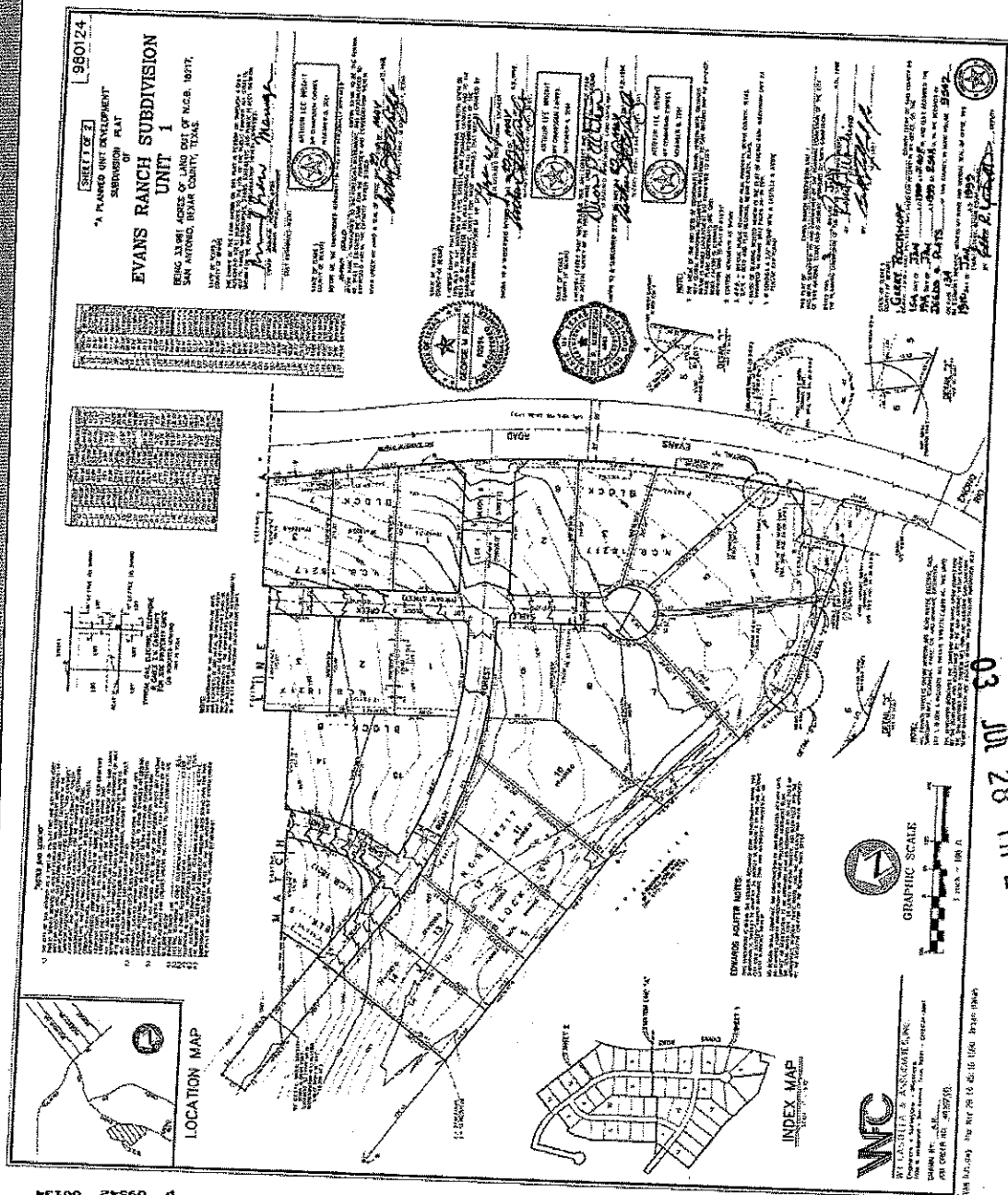
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**Carter-Burgess**  
Consultants in Engineering, Architecture,  
Construction Management and Related Services  
Carter and Burgess, Inc.  
1000 West 14th Street, Suite 400  
San Antonio, Texas 78205  
Tel. (512) 349-1111  
Fax (512) 349-1112



Accordex Java TIFF Viewer - Microsoft Internet Explorer



[illegible]

980125

**OAKRIDGE HEIGHTS SUBDIVISION  
UNIT 1**  
BRING 7740 ACRES OF LAND OUT OF AGRICULTURE  
SAN ANTONIO, BEXAR COUNTY, TEXAS

14 PLANNED UNIT DEVELOPMENT  
SUBDIVISION PLAN

*[Handwritten signature]*  
BY: *[Signature]*  
DATE: 10/28/80



SEAL OF THE CITY OF SAN ANTONIO, TEXAS

*[Handwritten notes and signatures]*  
APPROVED BY: *[Signature]*  
DATE: 10/28/80



*[Handwritten notes and signatures]*  
APPROVED BY: *[Signature]*  
DATE: 10/28/80

*[Handwritten notes and signatures]*  
APPROVED BY: *[Signature]*  
DATE: 10/28/80

Table with 2 columns: Lot Number, Area (Acres)

Lot Number	Area (Acres)
1	1.23
2	1.15
3	1.08
4	1.21
5	1.19
6	1.12
7	1.05
8	1.18
9	1.14
10	1.07
11	1.20
12	1.16
13	1.09
14	1.22
15	1.17
16	1.10
17	1.23
18	1.15
19	1.08
20	1.21
21	1.19
22	1.12
23	1.05
24	1.18
25	1.14
26	1.07
27	1.20
28	1.16
29	1.09
30	1.22
31	1.17
32	1.10
33	1.23
34	1.15
35	1.08
36	1.21
37	1.19
38	1.12
39	1.05
40	1.18
41	1.14
42	1.07
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45	1.09
46	1.22
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48	1.10
49	1.23
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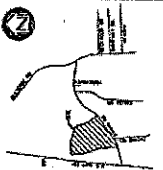
Table with 2 columns: Lot Number, Area (Acres)

Lot Number	Area (Acres)
51	1.23
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53	1.08
54	1.21
55	1.19
56	1.12
57	1.05
58	1.18
59	1.14
60	1.07
61	1.20
62	1.16
63	1.09
64	1.22
65	1.17
66	1.10
67	1.23
68	1.15
69	1.08
70	1.21
71	1.19
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85	1.08
86	1.21
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92	1.07
93	1.20
94	1.16
95	1.09
96	1.22
97	1.17
98	1.10
99	1.23
100	1.15

*[Detailed descriptive text regarding the subdivision plan, including lot numbers and areas.]*

VERIFICATION

*[Detailed descriptive text regarding the subdivision plan, including lot numbers and areas.]*



LOCATION MAP

**WFC**  
WILLIAMS & ASSOCIATES, INC.  
1000 N. W. 10th St., Suite 100  
Fort Lauderdale, Florida 33304  
Phone: (305) 555-1234



GRAPHIC SCALE

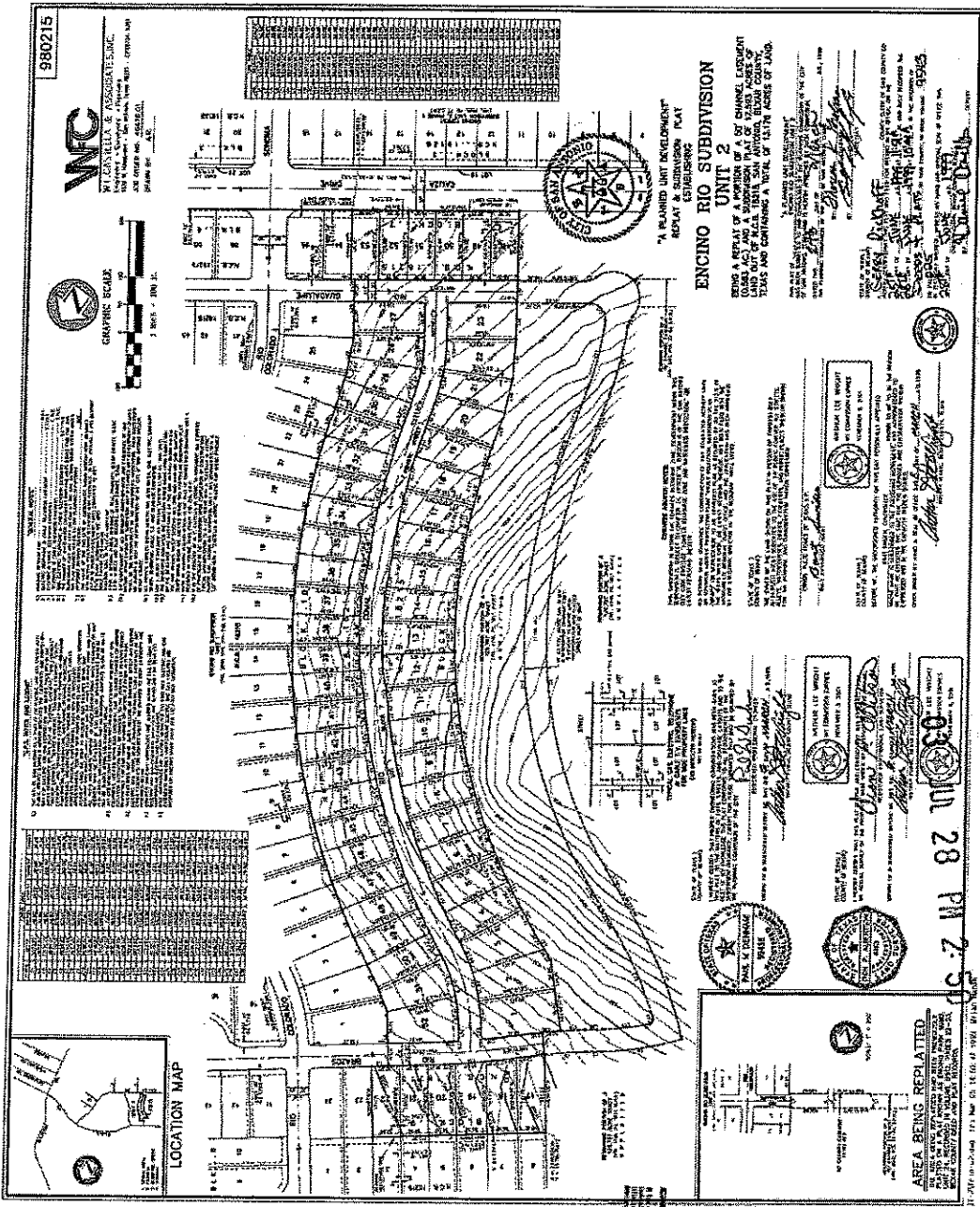


SEAL OF THE CITY OF SAN ANTONIO, TEXAS

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
10/28 PM 2:50



97-012103  
BPH 0524 0888

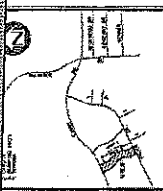


DEPT. OF PLANNING  
OFFICE OF DIRECTOR

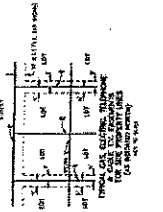
JUN 28 PM 2:50

AREA BEING REPLICATED

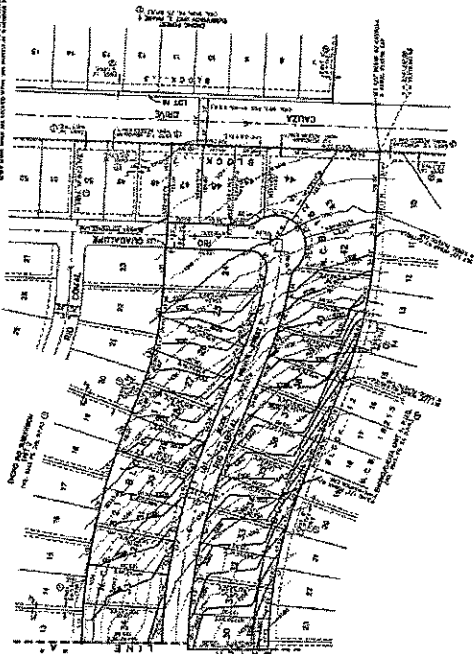
According to the Viewer - the record is correct



LOCATION MAP



1. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...



1. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

2. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

3. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

4. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

5. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

6. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

7. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

8. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

9. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

10. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

11. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

12. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

13. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

14. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

15. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

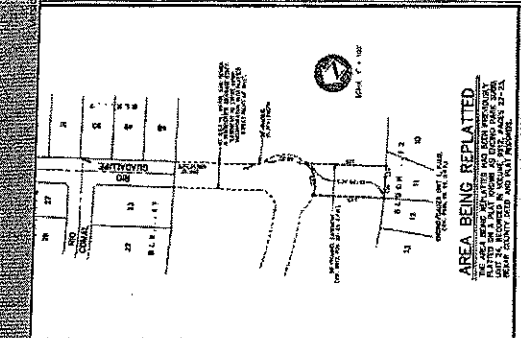
16. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

17. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

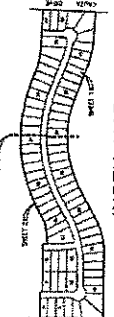
18. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

19. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...

20. The project area is located within the city of San Antonio, Texas, and is bounded by the following streets: ...



AREA BEING REPLATED



INDEX MAP

"A PLANNED UNIT DEVELOPMENT"

REPLAT & SUBDIVISION PLAT

ENCINO RIO SUBDIVISION

UNIT 3

BEING A REPLAT OF A PORTION OF A 57 CHURCH, EASTMENT

(0.188 AC) AND A SUBDIVISION PLAT OF 14.551 ACRES OF

LAND IN THE CITY OF SAN ANTONIO, TEXAS, AND CONTAINING A TOTAL OF 14.739 ACRES OF LAND,

TOGETHER WITH THE RIGHT OF WAY OF THE ENCINO RIO

TRAIL, BEING A PORTION OF THE ENCINO RIO TRAIL, BEING

A PORTION OF THE ENCINO RIO TRAIL, BEING A PORTION

OF THE ENCINO RIO TRAIL, BEING A PORTION OF THE

ENCINO RIO TRAIL, BEING A PORTION OF THE ENCINO

RIO TRAIL, BEING A PORTION OF THE ENCINO RIO

TRAIL, BEING A PORTION OF THE ENCINO RIO TRAIL,

BEING A PORTION OF THE ENCINO RIO TRAIL, BEING

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PORTION OF THE ENCINO RIO TRAIL, BEING A

PORTION OF THE ENCINO RIO TRAIL, BEING A



OFFICE OF THE CITY CLERK

RECEIVED

1988

APR 28

PM 2:50

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR



1 inch = 100 ft.

ENCINO RIO TRAIL

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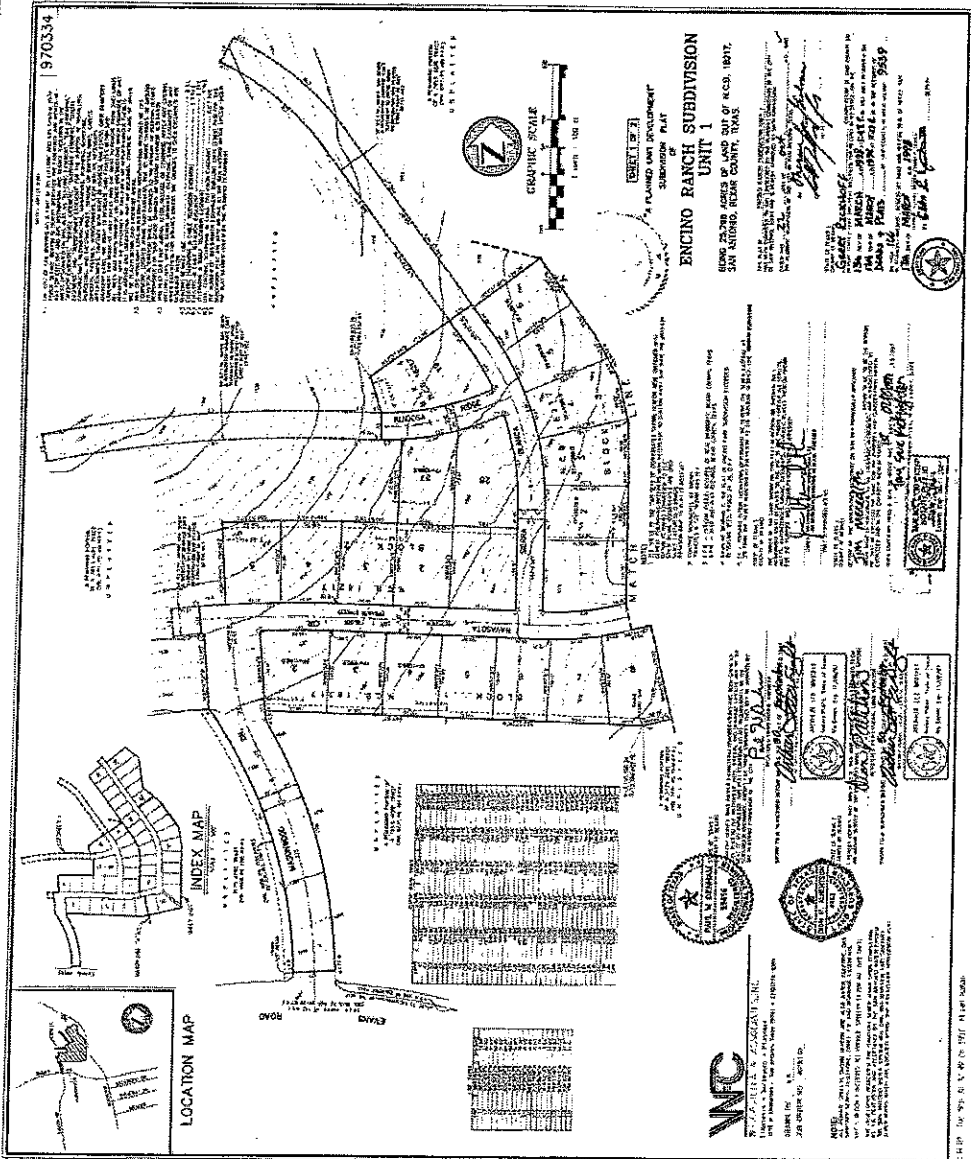
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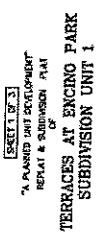


78-00394E  
Book 09537 Page 60


03 JUL 28 PM 2:49

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

**Charles Kozminski**  
 He has 11 children, his youngest is 14 years old, and his oldest, 25, is in the Army. He is from Mt. Vernon, Mo.

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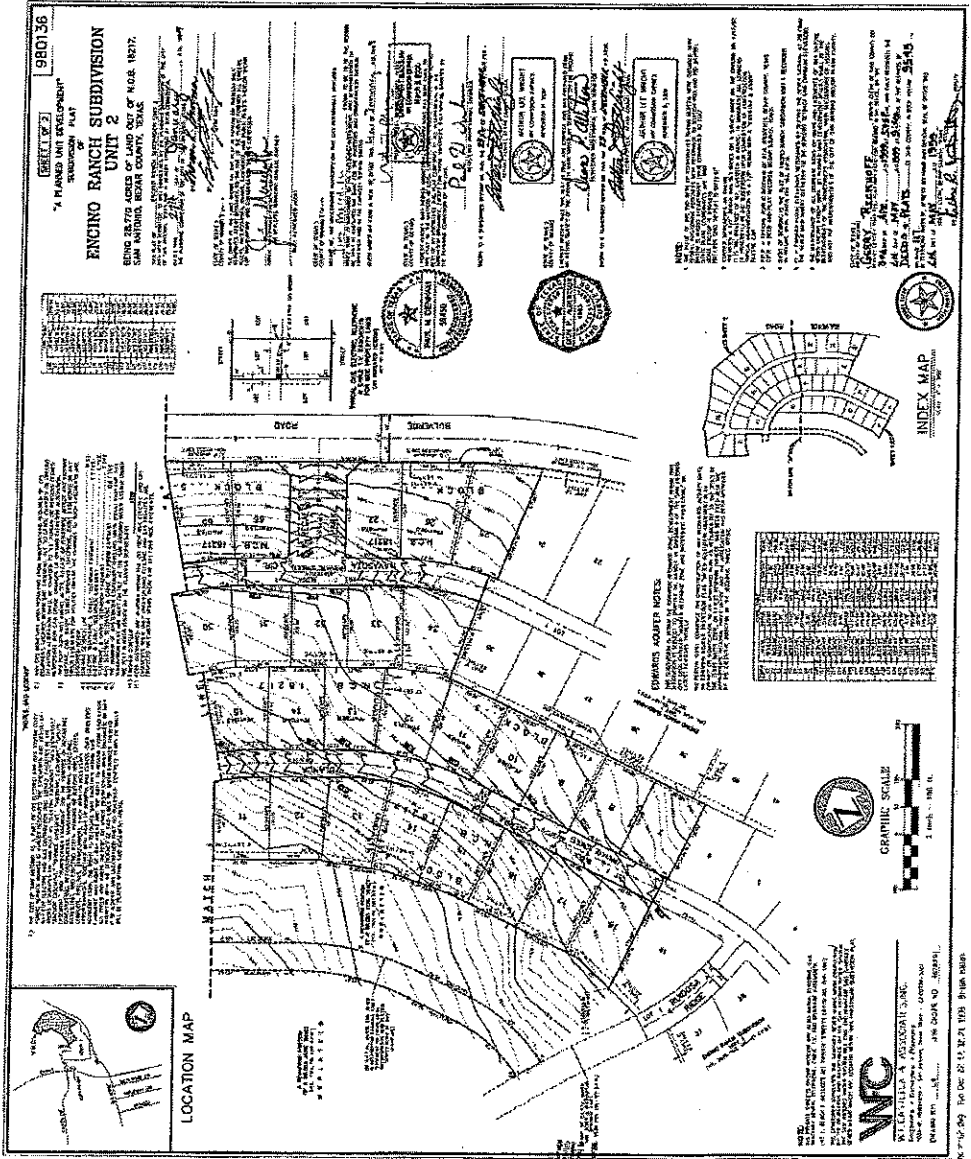

 OFFICE OF THE INSPECTOR GENERAL  
 U.S. DEPARTMENT OF JUSTICE  
 400 ...  
 WASHINGTON, D.C. 20535  
 TELEPHONE (202) 512-2000  
 FAX (202) 512-2001  
 E-MAIL: oig@doj.gov  
 WWW: www.oig.doe.gov

**WTC**  
WORLDWIDE TRADING COMPANY  
IMPORTERS & EXPORTERS  
1000 N. 10th St., Suite 1000, New York, NY 10017  
Tel: (212) 512-1000  
Fax: (212) 512-1001  
E-mail: [info@wtc.com](mailto:info@wtc.com)  
Web: [www.wtc.com](http://www.wtc.com)

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

2. Map Index and Title Sheet - Microfilm Edition

ENCINO RANCH SUBDIVISION UNIT 2



ENCINO RANCH SUBDIVISION  
UNIT 2  
BEING 26778 ACRES OF LAND OUT OF N. 6.8. 1827.  
ENCINO RANCH SUBDIVISION UNIT 2  
ENCINO RANCH SUBDIVISION UNIT 2  
ENCINO RANCH SUBDIVISION UNIT 2

Table with 2 columns: Lot Number, Area (Acres)

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2	1.00
3	1.00
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Table with 2 columns: Lot Number, Area (Acres)

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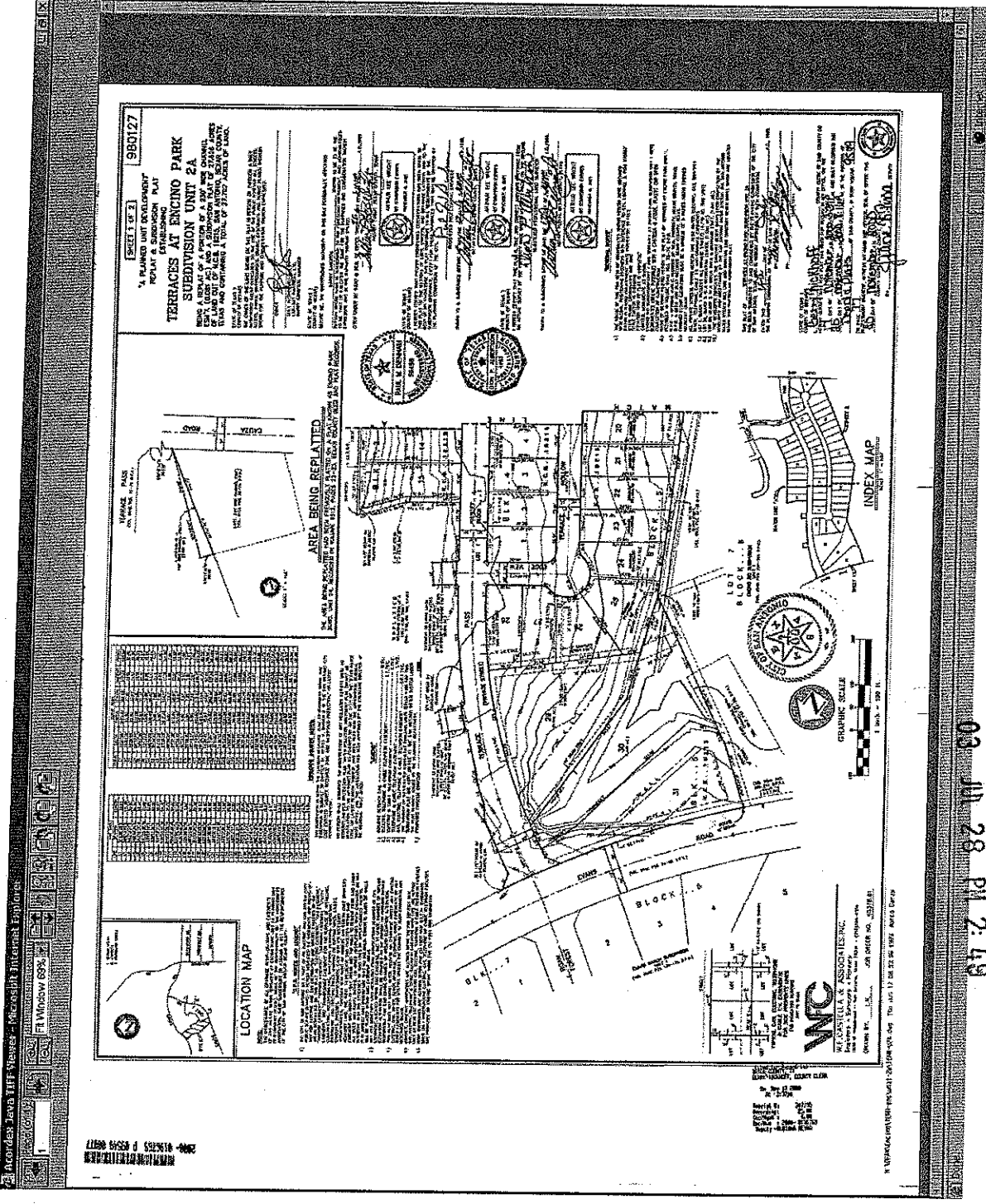
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Table with 2 columns: Lot Number, Area (Acres)

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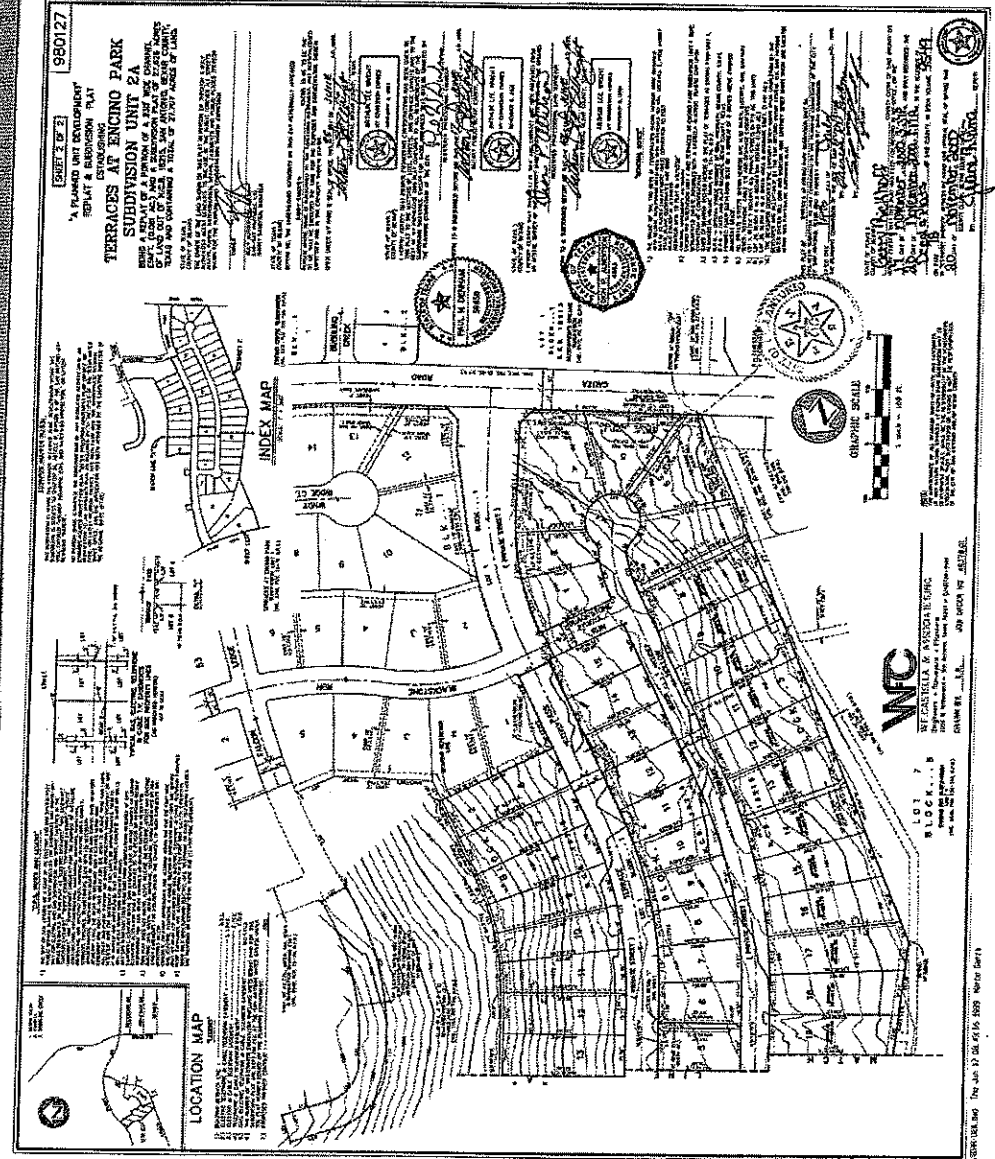
TABLE 1. Summary of the results of the 1990-1991 survey of the 100 most important water quality indicators in the United States. The table shows the percentage of respondents who rated each indicator as important, the percentage who rated it as a priority, and the percentage who rated it as a top priority. The indicators are listed in descending order of importance.

Indicator	Important (%)	Priority (%)	Top Priority (%)
1. Drinking water quality	95	85	75
2. Surface water quality	90	80	70
3. Groundwater quality	85	75	65
4. Air quality	80	70	60
5. Soil quality	75	65	55
6. Wetlands	70	60	50
7. Forests	65	55	45
8. Agriculture	60	50	40
9. Urban development	55	45	35
10. Energy production	50	40	30



CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

03 JUL 28 PM 2:49



CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

03 JUL 28 PM 2:49





City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

Permit File: # 03-07-092  
Assigned by city staff

Date: 7/18/03

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

Owner/Agent: BOB TRAUTMANN Phone: (956) 727-3520 Fax: (956) 727-1940

Address: 1202 DEL MAR Blvd., Ste 3 LARSON, TX Zip code: 78045

Engineer/Surveyor: CARTER & BURGESS Phone: (210) 494-0088 Fax: (210) 494-4525

Address: 911 CENTRAL Parkway NORTH, Suite 425 Zip code: 78232

1. Name of Project: OAKRIDGE HEIGHTS, Unit-2
2. Site location or address of Project: Approx. 1/2 mi. NORTH of the intersection of HWY 281 and EVANS Rd.

3. Council District 9 ETJ N/A Over Edward's Aquifer Recharge? ( ) yes ( ) no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.

TO DEVELOP A SINGLE FAMILY RESIDENTIAL Subdivision with 41 lots.

5. What is the date the applicant claims rights vested for this Project? 11/14/1996

6. What, if any, construction or related actions have taken place on the property since that date?  
SEE ATTACHED PLAT LISTINGS & PLATS

CITY OF SAN ANTONIO  
OFFICE OF PLANNING  
DIRECTOR  
JUL 28 2:48 PM '03

Permit File # \_\_\_\_\_

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

• MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\*

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: LAREDO ENUNO DEVELOPMENT # 534

Date accepted: 11-14-96 Expiration Date: \_\_\_\_\_ MDP Size: 744 acres

• P.U.D. PLAN

Name: OAKRIDGE HEIGHTS SUBDIVISION # 99-007

Date accepted: \_\_\_\_\_

• Plat Application

Plat Name: OAKRIDGE HEIGHTS, Unit-2 <sup>P.U.D.</sup> Plat # 030209 Acreage: 47.569

Date submitted: 2/3/03 Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

• Approved Plat

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval

Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Other

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: ROBERT TRAUTMANN Signature: Robert Trautmann Date: 7/16/03

Sworn to and subscribed before me by Robert Trautmann on this 25 day of July in the year 2003, to certify which witness my hand and seal of office.



Olivia Patricia Garcia  
Notary Public, State of Texas

**City of San Antonio use**

Permit File: # 03-07-093  
Assigned by city staff

**Date:**\_\_\_\_\_

☒ **Approved**

☐ **Disapproved**

Review By: [Signature]  
Assistant City Attorney

Date: Aug 21, 2003

**Comments:**

Permit File # 03-07-093

Sworn to and subscribed before me by Robert Trautmann on this 25 day of July in the year 2003, to certify which witness my hand and seal of office.



Elvia Patricia Garcia  
Notary Public, State of Texas

City of San Antonio use

Permit File: # 03-07-093  
Assigned by city staff

Date: \_\_\_\_\_



Approved



Disapproved

Review By: \_\_\_\_\_

Assistant City Attorney

Date: Aug 21, 2003

Comments: \_\_\_\_\_

**LETTER OF TRANSMITTAL**

Attention: Mike Herrera	Date: 07/28/03	Project No: 310185.012.1.5005
To: City of San Antonio	Re: Oakridge Heights P.U.D. # 99-007A	
Planning Dept.		
114 W. Commerce St., 3rd Floor		
San Antonio, TX. 78283		

We are sending you these items via: Courier

COPIES	DATE	DESCRIPTION
2	07/28/03	P.U.D. #99-007A
2	07/28/03	Vested Rights Permit Application
1	07/28/03	Check in the amount of \$160.00
2	07/28/03	Oakridge Heights Unit 2 Plat
2	07/28/03	Plat Listing

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> For your use	<input type="checkbox"/> For review & comment
--	---------------------------------------	---

SENDER: Chris Espinoza	TELEPHONE: (210) 494-0088
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CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
03 JUL 28 PM 2:48



City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

Permit File: # 03-07-092  
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Date: 7/18/03

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1. Name of Project: OAKRIDGE HEIGHTS, Unit-2
2. Site location or address of Project: Approx. 1/2 mi. NORTH of the intersection of Hwy 281 and EVANS Rd.
3. Council District 9 ETJ N/A Over Edward's Aquifer Recharge? (x) yes ( ) no

**G/T DEVELOPMENT, LTD**  
1202 DEL MAR BLVD., SUITE 3  
LAREDO, TX 78045  
PH. 956-727-3520

**INTERNATIONAL BANK OF COMMERCE**  
LAREDO, TX 78040  
88-252-1149

7/16/2003

PAY TO THE  
ORDER OF City of San Antonio

One Hundred Sixty and 00/100\*\*\*\*\* \$ \*\*160.00

City of San Antonio

DOLLARS

MEMO

Oakridge Heights Unit 2 P. U. D. Vested Rights

YRP 03-07-092

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